

Case Research

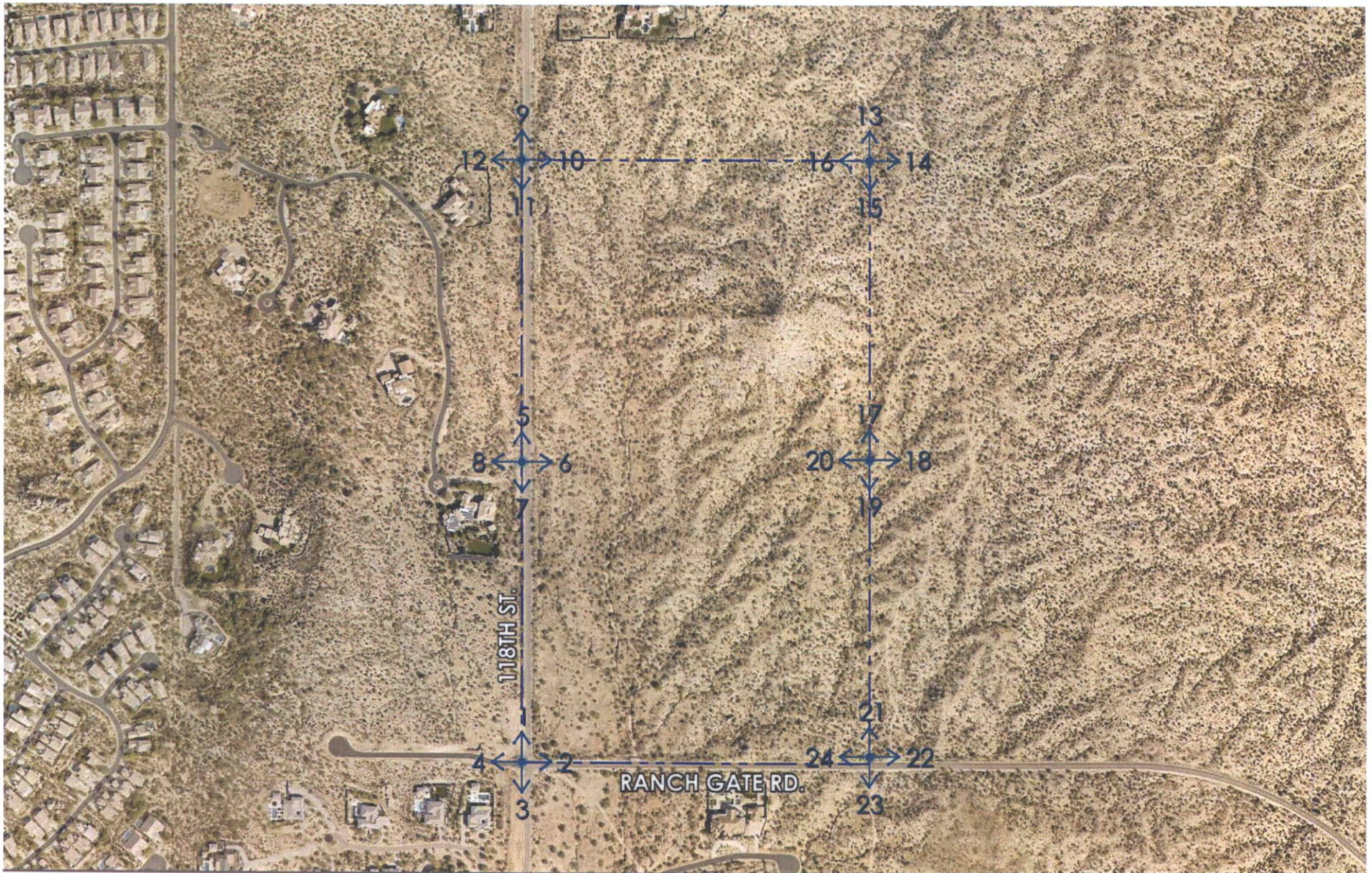
Pre-Application Narrative

118th & Ranch Gate

May 14, 2018

On behalf of the Lyle Anderson Company, the request is for rezoning of a 68.5 +/- gross acre property located at the northeast corner of 118th Street & Ranch Gate Road from R1-130 ESL to R1-43 ESL PRD consistent with the General Plan land use designation of Rural Neighborhoods and the goals and policies set forth in the General Plan. The site also has a Natural Open Space designation over the environmental feature located towards the northeast corner of the property, which will be preserved. The rezoning request includes a total of 56 lots comprised of two housing types: 18 large lot single-family (average lot size of 69,700 s.f.) and 38 villa lots with an overall density of 0.82 du/ac. The site is adjacent to State Trust Land on the east.





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landscape architecture
120 south ash avenue
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118TH & RANCH GATE PHOTO CONTEXT PLAN

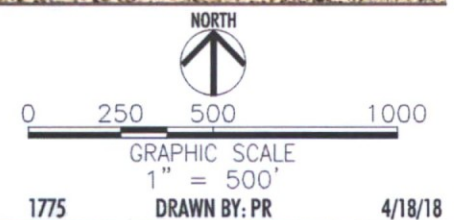




PHOTO 1 - LOOKING NORTH



PHOTO 2 - LOOKING EAST



PHOTO 3 - LOOKING SOUTH

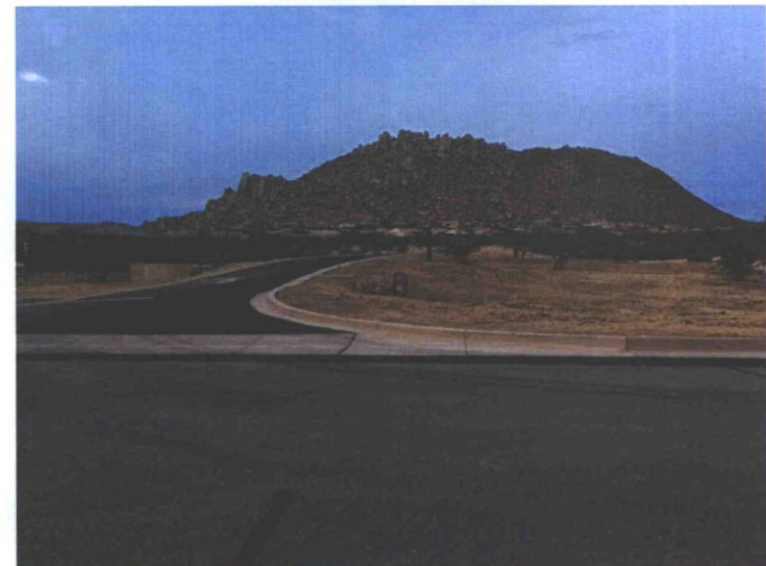


PHOTO 4 - LOOKING WEST



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118TH & RANCH GATE PHOTO CONTEXT PLAN

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PHOTO 5 - LOOKING NORTH



PHOTO 6 - LOOKING EAST



PHOTO 7 - LOOKING SOUTH



PHOTO 8 - LOOKING WEST



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PHOTO 9 - LOOKING NORTH



PHOTO 10 - LOOKING EAST



PHOTO 11 -LOOKING SOUTH



PHOTO 12 - LOOKING WEST



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PHOTO 13 - LOOKING NORTH



PHOTO 14 - LOOKING EAST



PHOTO 15 - LOOKING SOUTH



PHOTO 16 - LOOKING WEST



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PHOTO 17 - LOOKING NORTH



PHOTO 18 - LOOKING EAST



PHOTO 19 - LOOKING SOUTH



PHOTO 20 - LOOKING WEST



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PHOTO 21 - LOOKING NORTH



PHOTO 22 - LOOKING EAST

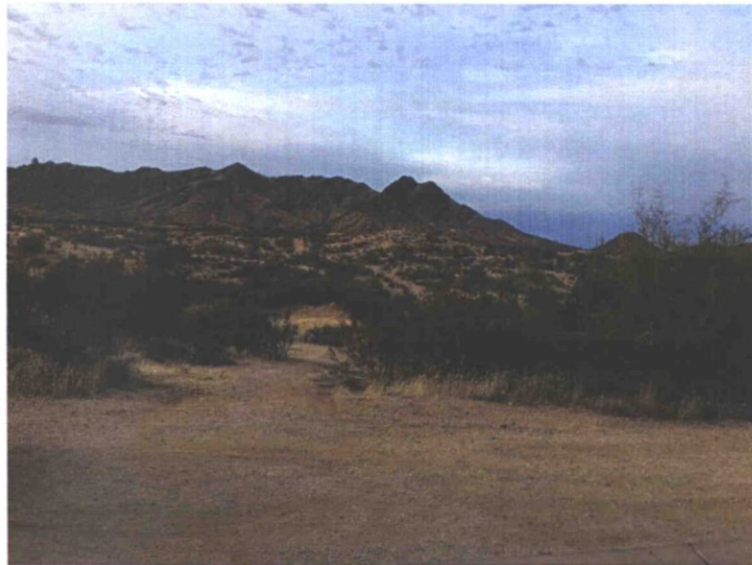


PHOTO 23 - LOOKING SOUTH

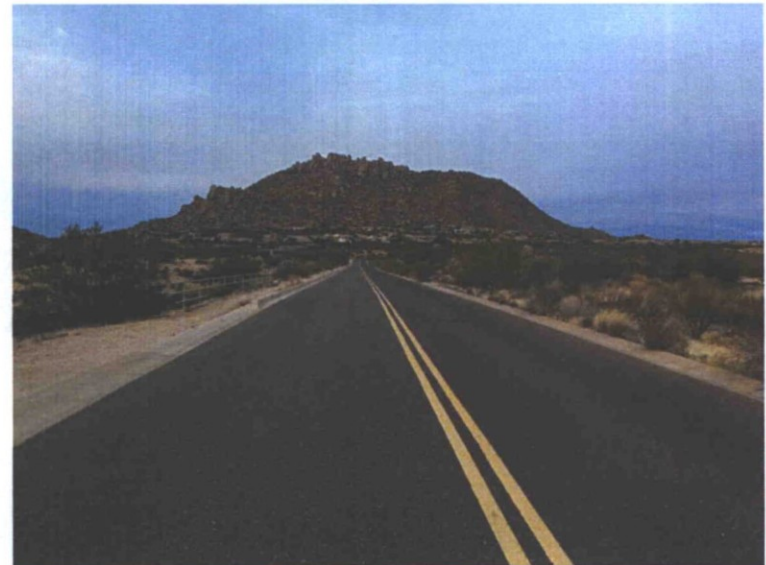


PHOTO 24 - LOOKING WEST



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